

# Town of Garrett Park



## Town Office

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## NOTICE OF APPLICATION FOR A VARIANCE

**Address:** 4714 Argyle Avenue    **Lots:** p9 & p10    **Block:** 101

**Applicants:** Elizabeth & John King

### Reason for Denial of Building Permit:

Non-compliance with Garrett Park Code, Section 402: Lot coverage for main building, 402.b3; and front building setback requirements, 402.1.1.

### Applicant's Definition of Special Circumstances:

"The house was built when Garrett Park was in the R-60 zone, on a lot of only 7,255 SF, which is also oddly shaped as a parallelogram at almost 20 degrees from a right-angle with the street. The house was built only 26 feet from Argyle, necessitating a 4 foot step back for the second story addition and thus loss of useable space. The lot's small size and odd shape make an outbuilding impractical. The neighboring houses are on corner lots and facing Kenilworth and Montrose rather than Argyle, such that if the neighbors' setbacks were to be averaged, we would be unable to erect a second floor without demolishing the house entirely. There are also health considerations."

### Nature & Extent of Relief Sought by Applicant:

Allowing lot coverage of approximately 30 SF beyond the 18% limit for a main building, and allowing the new construction to be built to the Town's current 30 foot front setback regulations regardless of the neighbors' setbacks along Argyle Ave.

### Date of Hearing before Town Council:

12 March 2012 at 8:05 PM at the Garrett Park Town Hall, 10814 Kenilworth Avenue, Garrett Park.

The complete application and building plans are available for review at the Town Office during normal business hours (8 am to 4 pm). For further information please call the Town Office.

Ted Pratt, Town Administrator